



Dog Day at the Pool Sunday, September 27

Despite COVID curtailing our summer fun with the need to cancel many annual activities and practice social distancing at every turn, Kingston Chase will hold its annual summer season-ending “Dog Day at the Pool” on Sunday, September 27. All will be required to wear a mask and all must have a signed waiver on file at the pool. Please visit the Kingston Chase website at www.kchoa.org for additional details and to sign up for a specific time slot, as there will be an effort in place to minimize crowding of both dogs and people.

Kingston Chase Experiences Flash Flooding

Unexpectedly on Wednesday, August 12, Kingston Chase and the surrounding community was hit with a heavy downpour of rain that resulted in flash floods that lasted about an hour. A few Kingston Chase vehicles were damaged extensively and there were various reports of water breaching into homes and window wells overflowing. The ground was saturated and most could see water pooling in their yards. Many residents were alerted to something going on when the sounds of sirens converged a little too close to home as emergency vehicles were called to our neighborhood. Storm drains were overwhelmed with the deluge and there was reportedly at least five 5 manhole covers on the drains shooting water out like a geyser, accidentally reported as hydrants overflowing. Once the heavy rains left the area, there was an eerie calm as residents accessed the event. Below are pictures (left to right) of Sadlers Wells Drive near Society Drive, Builders Road near Permit Court, and the Folley Lick trail.



Please store garbage cans and recycling containers in a location that is not visible to the street (typically in your garage or around the back of your home). Garbage cans and recycling containers should be brought to the curb no earlier than the evening before collection day and removed as soon as possible after the garbage and recycling have been taken.

The next ARC meeting will be **Tuesday, September 1**. In accordance with CDC guidelines it will be held virtually. Please e-mail applications ahead of time to kchoa.arc@gmail.com or mail them to KCHOA ARC, P.O. Box 332, Herndon, VA 20172. Alternatively, a water-proof bin will be placed at the clubhouse entrance for applications to be dropped off.

**Kingston Chase Home Owners Association
Board Meeting
Minutes of August 10, 2020**



Call to Order

- Board President Andy Cassell called the virtual meeting to order at 7:35 p.m.
- Two Board members were present in clubhouse, as required per lawyers: Andy Cassell and Jack McDonald.
- Board members present via Zoom conference: Jen Baez, Chris Buley, Rosemary Buley, Kerry Buss, Mike Klinker, Deke Smith, and Todd Waldrop.
- Others present: Marsha Cassell, Administrative Assistant; Shannon McClain, Swim Team; Chris Goodspeed, Natalia Speer, and Debby Greenberg, residents.

Secretary's Report – July Minutes were approved as published in the August *Crier*.

Treasurer's Report – There is \$161,844 in checking and \$242,787 in CDs.

Member Business

- A homeowner e-mailed about bringing a company to the neighborhood to facilitate a community shredding event and said he would organize it. The Board will urge him to explore the idea on his own.
- A homeowner said she found out about a vote, but was not aware of the need for a vote. Andy said this will be addressed later in the “Old Business” portion of the meeting.
- A homeowner reported that she is thankful the pool is open and the management of it has been very organized, which instills confidence. However, she has never been asked the health questions upon entry. Deke suggested that if anyone is not asked the questions to remind pool staff that they should be asking these questions for all of our safety.
- A homeowner expressed concern over children not practicing social distancing in the pool. Deke said he has spoken again with the lifeguards about not allowing Sharks and Minnows-type games. He also reminded pool staff that there are to be no shared toys. A Board member asked about tagging under water. The game would be fine in that case, but it may not be possible to get children to consistently comply. Unfortunately, “fun is not part of the approach this year, safety is.”

Committee Reports

ARC – No report.

Buildings and Maintenance – Homeowner Ken Bonicky graciously cleaned the gutters on the clubhouse.

Landscape – The poison ivy problem in Permit Court is being addressed. Cleanup of the flower bed by the neighborhood entrance at Eldridge Lane will also take place.

Conservation Corps – No report.

Neighborhood Watch – No report.

Newsletter – No report.

Playgroup – No report.

Pool – Dog Day at the Pool will be held September 27. (See additional pool items in New Business.)

Social – No report.

Swim Team – All swim team staff had negative COVID tests following the one case at the pool. Natalia Speer will be swim team treasurer next year. Request was made to meet with the Board at a later date to get details about next year's finances.

Tennis – A plan is still in place to draw pickle ball lines on the tennis court (need to decide which way the lines will run).

Welcome – No report.

Old Business

- Declaration Revision – So far 42% of votes have been received (223 of 537).
- Pavilion options – A survey firm can provide details on getting the variance to install a pavilion off the clubhouse. The cost will be ~\$1,500 to review the location and stormwater easement information. The Board voted unanimously to get the survey.
- The Board is currently shopping for new pool insurance. Current coverage will no longer cover the diving board.

New Business

- Homeowners have asked if the pool season end date can be pushed back because school will open later (and virtually). After reviewing costs of being open longer, the Board voted for the pool to remain open its current hours until September 7. From September 8-20 the pool will open varying hours. Check the website at www.kchoa.org for updates.
- Pool surveillance – proposal to increase area of surveillance by two additional cameras was unanimously approved.
- Clubhouse reopening – There is no plan to reopen the clubhouse at this time. Keys will be recalled from current keyholders.

Meeting adjourned at 8:44 p.m. with no Executive Session.

Submitted by Kerry Buss, Secretary



Kingston Chase Meetings

Architectural Review Committee
Tuesday, September 1, 7:30 p.m.

Board of Directors
Monday, September 14, 7:30 p.m.

In accordance with CDC Guidelines at this time,
the meetings will be held virtually.



Tennis Court

To obtain the combination for the
lock to the tennis court, please call
Alex Fletcher at 703-435-2638.

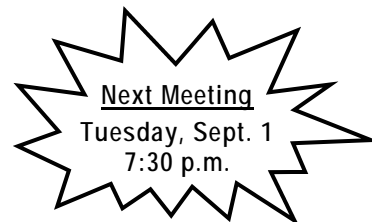
No bicycles, skateboards, rollerblades, or
wheels of any kind – and no dogs – are allowed
on the tennis court surface inside the enclosed fence.
Please remove trash and lock the gate when finished.



Architectural Review Committee

The Architectural Review Committee met virtually on August 4 to review the following applications:

<u>Lot</u>	<u>Approved</u>
193	Siding and trim replacement.
227	Repaint deck.
257	Replace windows.
319	Replace siding.
384	Replace siding.
446	Remove old patio and install new.
449E	Install playset in rear with pea gravel around.
480	Replace deck on back of house, add patio and 3-seasons room.



Next Meeting
Tuesday, Sept. 1
7:30 p.m.

The next ARC meeting will be **Tuesday, September 1**. In accordance with CDC Guidelines at this time, the meeting will be held virtually. ARC Guidelines, the application form and what to submit can be found at www.kchoa.org/architectural-review-committee. Applications can be submitted in person (there will be a water-proof drop box at the clubhouse from 7:30-8:00 p.m.), by e-mail to kchoa.arc@gmail.com, or by mail to KCHOA ARC, PO Box 332, Herndon, VA 20172. Applications will be reviewed at the monthly meeting and must be approved before work begins. If you have any questions, please email kchoa.arc@gmail.com.

Neighborhood Watch

Neighborhood Watch is a Kingston Chase committee of residents that monitors reports of vandalism, theft, or criminal activity in the neighborhood and surrounding communities. All are asked to serve as the eyes and ears of the neighborhood, keeping a lookout for unusual or suspicious activity. When in doubt, please e-mail Neighborhood Watch and, if appropriate, call the Fairfax Police non-emergency number at **703-691-2131** or **911** in the case of an emergency. Contact **Pete Banks**, Neighborhood Watch Chairman, via e-mail at kchoa.watch@gmail.com or call 703-209-3004 to report any incidents. The following incident was reported:

- Presumably late Wednesday, July 29, or early Thursday morning, July 30, persons unknown entered the Kingston Chase pool area and stole a 2 year old, 4 burner, stainless steel Nexgrill. During this offense the chain link fence to the pool deck was cut. It does not appear to be a random or opportunistic event in that the grill was not in an area where someone would just be walking by. It also appears that the grill may have been carried from the rear of the property toward the parking lot. This would indicate more than one perpetrator. It is not believed that the grill contained a propane tank, but may have included grilling utensils.

Update: The grill has been returned to its rightful position at the pool. Interestingly, it was located behind the tennis court absent any utensils. Thank you to those responsible for locating the grill. This story will remain in the Kingston Chase “bizarre occurrences” category. If anyone has additional information, please notify Neighborhood Watch.

Neighbors Helping Neighbors

If you are thinking about selling your
Kingston Chase home,
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Book Club

The Kingston Chase Book Club is reading “The Lager Queen of Minnesota” by J. Ryan Stradal. This Midwest story follows the effects of an uneven inheritance upon two sisters.

Weather-permitting, the club will meet in the pool parking lot on Tuesday, September 29, at 6:00 p.m. Bring your own chair and bring your own beverage. As always, we will be distanced and masked. E-mail Betsy Kiker at ekiker@verizon.net to join the Book Club’s e-mail list so that you receive all updates. See you there!



Thank you to homeowner
Ken Bonicky
for cleaning the gutters on the
Kingston Chase clubhouse.

The clubhouse is nestled under a large canopy of trees and its gutters become clogged easily.

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The Kingston Chase Board of Directors meet on the second Monday of every month at the clubhouse adjacent to the pool. Meetings begin promptly at 7:30 p.m.

All homeowners and residents are invited and encouraged to attend.



Please e-mail the *Crier* at crier@kchoa.org with any information, news, or pictures that may be suitable for inclusion in the newsletter.

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Welcome to the Neighborhood!



David and Kristine Covey
1613 Folley Lick Court

David Ramsay and Rose Herrera
12708 Fantasia Drive

Sarah Thornton
1616 Sadlers Wells Drive

If you are new to Kingston Chase and have not yet received a welcome packet, please send an e-mail to info@kchoa.org and someone will see that you get one. Please fill out and return the database sheet in order to receive KCHOA correspondence.



Email! In most instances, and for many people, e-mail is preferred over phone calls.

Seller's Packet

When selling your Kingston Chase home, you or your real estate agent must purchase a Seller's Packet for closing. For more information or to obtain a copy, send an e-mail to info@kchoa.org. The packet is \$125 and must be submitted at closing.

Advertising Disclaimer

KCHOA does not endorse any of the advertisements or services offered in the *Crier*. Residents are encouraged to check references or take other precautions to ensure that expectations are met.



New Baby? Is there a new addition to your family? If so, the Welcome Committee has a special gift for you. Please e-mail info@kchoa.org with your stork information and an HOA representative will deliver your gift and announce the happy news in the *Crier*.

Kingston Chase Home Owners Association

Board of Directors*

'21	President	Andrew Cassell	703-468-1782	me@andrewcassell.com
'20	Vice President	Jack McDonald	703-834-0717	jhmcDonald1@verizon.net
'21	Secretary	Kerry Buss		kerrybuss@gmail.com
'22	Treasurer	Todd Waldrop	571-217-3627	toddwaldrop78@gmail.com
'20		Jen Baez	703-709-1326	jenbaez@verizon.net
'20		Chris Buley	703-796-0841	cbuley@yahoo.com
'20		Mike Klinker	703-435-2337	mmklinker@yahoo.com
'21		Patrick Kollar		patrickkollar@gmail.com
'22		Rosemary Buley	703-304-5021	rosemary2271@hotmail.com
'22		Steve Kapushoc	703-668-0484	kapushoc@gmail.com
'22		Deke Smith	703-481-9573	deke@dksic.com

* Board terms are for three consecutive years and expire on December 31st of the year noted.

Committee Chairpersons

Admin. Assistant	Marsha Cassell	info@kchoa.org
ARC	Maurice Saylor	kchoa.arc@gmail.com
Buildings/Landscape	Mike Klinker	mmklinker@yahoo.com
Neighborhood Watch	Pete Banks	kchoa.watch@gmail.com
Newsletter Editor	Ruthie Rosati	crier@kchoa.org
Pool	Deke Smith	deke@dksic.com
Social	Heather Kapushoc	hkapushoc@gmail.com
Tennis	Alex Fletcher	alexdfletcher@gmail.com
Welcome	Kerry Edwards	kerryeedwards@icloud.com

Club Chairpersons

Book Club	Betsy Kiker	703-787-0128	ekiker@verizon.net
Children's Corner	Emily Menard		kingstonchaseplaygroup@gmail.com
Conservation Corp	Betsy Kiker		conservation@kchoa.org
Swim Team	Jeanette Murphy	703-282-9611	ekiker@verizon.net
	Shannon McClain	703-787-8635	netterm1@aol.com
			sfmcshannon@gmail.com

To discuss any questions or concerns, please contact the relevant Club or Committee Chairperson. Homeowners are welcome at the monthly Board meetings held the second Monday of every month at 7:30 p.m. at the clubhouse adjacent to the pool.

The deadline for the October issue of the Kingston Chase Crier is September 15.

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Please contact Ruthie Rosati, newsletter editor, at 703-481-4347 or by e-mail at crier@kchoa.org with news, announcements, photographs, or advertisements. Payment for advertisements can be mailed to: KCHOA, P.O. Box 332, Herndon, VA 20172

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September 2020

<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
		1 ARC Meeting 7:30 p.m.	2	3	4	5
6	7 Labor Day	8	9	10	11	12
13	14 Board Meeting 7:30 p.m.	15 Deadline - Oct. <i>Crier</i>	16	17	18	19
20	21	22	23	24	25	26
27 Dog Day at the Pool - sign up online at www.kchoa.org	28	29 Book Club 6:00 p.m.	30	The Kingston Chase clubhouse and social event calendar can be viewed online at the following link: https://teamup.com/ks33de6e4f1115101c		

Please e-mail kingstonchaseplaygroup@gmail.com for scheduled playgroup activities.